

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Community Redevelopment Agency
(Community & Economic Development)

Member(s): Stephen A. David
828-4507
Helen Grey 828-5018
Brenda Kelly 828-5422

Project Name: Arthur Stone

Case#: 51-R-02

Date: May 14, 2002

Comments:

Given that the above referenced project is located in the Northwest Progresso-Flagler Heights/CRA District, CRA comments are based on maintaining consistency with development goals and objectives established for the Flagler Heights Urban Village including directives established in the "Flagler Heights Urban Village Space Improvement Plan".

1. Indicate all existing and **proposed** renovations. It is not clear from site plan what's proposed development.
2. Provide 7' wide sidewalk for consistent connection with existing sidewalk.
3. Provide on-street parking and landscaped islands within right-of-way on 4th Ave.
4. Indicate whether required parking for 10,000 sq. ft. building has been provided?
5. Provide West Elevation.
6. Provide landscaping (30" maximum height or 6' clear trunk) at point of triangle located at Flagler Drive and NE 4th Ave.
7. Visibility/pedestrian safety issue concerning 4 back-out parking spaces on NE 4th Ave.
8. Proposed elevations should convey architectural character and encourage pedestrian activity. Consider additional architectural detail, awnings, canopies, glass walls etc. Façade Beautification Grants are also available through the Ft. Lauderdale CRA (954) 828-4505.
9. Show existing street lighting on site plan and or landscape plan. Include photo metrics.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: Arthur Stone
850 N. Flagler Drive
1800 SF Restaurant

Case #: 51-R-02

Date: May 14, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. These plans do not contain the minimum set of engineering drawings. Please provide the following plans for engineering review prior to requesting final development review approval:
 - a. Paving, Grading, and Drainage Facilities Plan
 - b. Water & Sewer Facilities Plan
 - c. Pavement Marking & Signage Plan
 - d. Details, Notes and Specifications Plan, as applicable
3. Backout parking is not permitted for this use.
4. The proposed parallel parking along the alley on the west side of the site is located too close to the intersection with Flagler Drive. These spaces shall conform to the Ordinance requirements on stacking (i.e. located no closer than twenty-two (22) feet from the intersection right of way line).
5. There is insufficient stacking distances provided in the parking areas for both entrances to the main parking area on this site. A twenty-two (22) foot distance is required from the property line.
6. Sidewalk (5'-0" wide) shall be installed along the entire frontage of N.E. 4 Avenue. An engineering permit will be required prior to beginning this work. This sidewalk shall be continuous and have accessible connections to concrete driveway accesses at intersections with vehicular use areas.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. The parallel parking proposed along the north building also is proposed within a required clear stacking area.
8. The handicapped parking space does not appear to have adequate sight distance to the parking aisle. A ten (10) foot clear triangle shall be provided along the edge of the parking space on the side of the north building.
9. Curb, gutter, and drainage facilities (piping and structures or ex-filtration trench) shall be required along N.E. 4 Avenue. Alternatively, if the engineer of record can demonstrate that the uses proposed for and surrounding this site are conducive to an alternate design the Department (Engineering) shall further consider the alternate design.
10. The stop signs and bars shall be relocated to behind the sidewalk at exits.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Arthur Stone

Case #: 51-R-02

Date: 5-14-02

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Arthur Stone

Case #: 51-R-02

Date: 05/14/02

Comments:

1. As a change of use, the site must meet all current Code requirements for vehicular use areas. There appears to be deficiencies in this regard, including (but not necessarily limited to) buffer requirements adjacent to abutting R.O.W. and property, tree mix and tree count. Provide the necessary plan revisions and calculation data to verify that requirements are met.
2. Azalia "Red Ruffle" is not a good choice for S. Florida.
3. Verify back-out parking requirements (normally not permitted in commercial districts.)
4. Include the requirement for a "rain sensor" in the irrigation note.
5. Indicate any existing trees or palms on site. All Tree Preservation Ordinance requirements apply.
6. Verify that street tree requirements are met. ½ of the street trees should be shade trees (unless there are mitigating factors such as overhead powerlines that would prevent this).
7. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Jim Koeth
828-5276

Project Name: Arthur Stone

Case #: 51-R-02

Date: May 14, 2002

Comments:

1. Project subject to 30 day City Commission call-up after Preliminary DRC and CC sign-offs.
2. Discuss parking deficiencies with Zoning Rep. and applicant at the meeting. Project does not provide the required parking.
3. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
4. Discuss street back-out parking spaces and on-alley parking spaces with Engineering Rep., Zoning Rep. and applicant at the meeting.
5. Recommend presenting proposal to neighborhood association and neighbors for public input.
6. Provide narrative outlining project compliance (point by point) with ULDR Sec. 47-13.20, General Design and Density Standards et al. Narrative shall cite each requirement as written in the ULDR and how project complies with such.
7. Label all colors and materials on elevations.
8. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
9. Discuss vehicular stacking with Engineering Rep. and applicant at the meeting.
10. Discuss provision for street trees with Landscape Rep. at the meeting.
11. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
12. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager- 954-877-7875

Project Name: Arthur Stone

Case #: 51-R-02

Date: May 14, 2002

Comments:

Exit door near the men's restroom should be designated as an emergency exit only.

Recommend CCTV that captures the customer service, restrooms and office area.

Recommend intrusion & robbery alarm systems.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Arthur Stone

Case #: 51-R-02

Date: May 14, 2002

Comments:

1. Zoning designation is RAC-UV.
2. Discuss stacking distance with Engineering representative.
3. Parking data indicates a parking shortage, provide parking for warehouse as required in Sec. 47-20.2 – Parking Reduction.
4. Existing back-out parking may be reused for a change use if in compliance with Sec. 47-20.15.
5. Provide photometric lighting plan in accordance with Sec. 47-20.14 prior to final DRC review.
6. Dimension parallel parking spaces, minimum 8' 8" x 24 in accordance with Sec. 47-20.11.
7. Roof mounted equipment shall be screened from view in accordance with Sec. 47-19.2.Z.